



RUSSELL SIMPSON

Charming and colourful cottage-like
house to rent near Queen's Park

NUTBOURNE STREET
NORTH KENSINGTON W10

Nutbourne Street

£850 P/W

<div>BEDROOMS</div> <div>2–3</div>	<div>INTERNAL</div> <div>1,163 <small>SQ FT</small></div> <div>108 <small>SQM</small></div>	<div>OUTDOOR</div> <div>153 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Furnished / Unfurnished</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>Westminster City, D</div>

The Property

Two or three bedroom home with bright interiors, a spacious reception room and a paved rear garden



img 1

Dining Area

img 2

Kitchen



Indoor Spaces

Entering the house on the ground floor, the front hall opens onto a generous reception room running the length of the house. This room communicates directly with an open-plan kitchen and separate dining area. Double French doors lead into the rear garden, while skylights and an internal window ensure the whole level is filled with light.



The Bedrooms

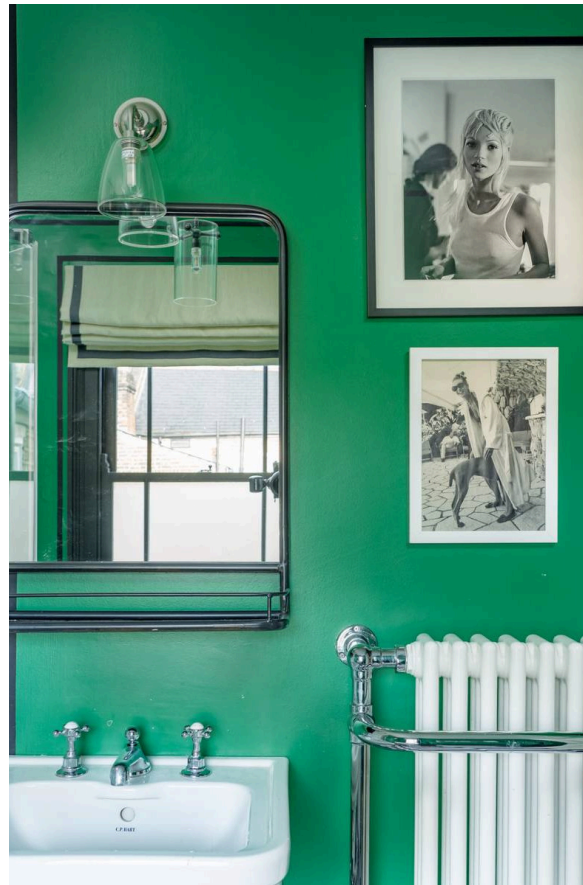
The first floor contains a pair of bedrooms. The principal bedroom has an ensuite bathroom and considerable storage space. The second bedroom has a well-proportioned bathroom with a bath next door. The second floor features a study that can be used as a bedroom and also contains additional storage.

img 1

Principal Bedroom

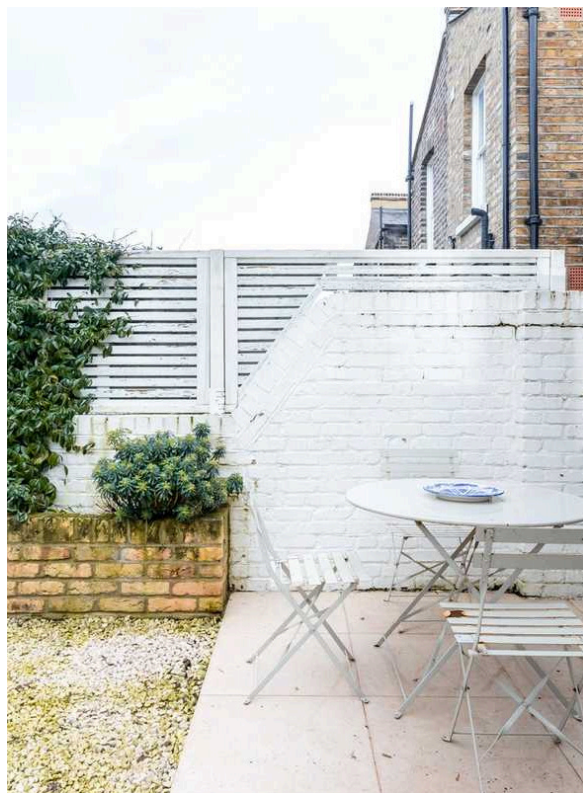
Details

The property has been decorated in a characterful fashion with brightly painted rooms adding to its charm.





Russell Simpson



Nutbourne Street

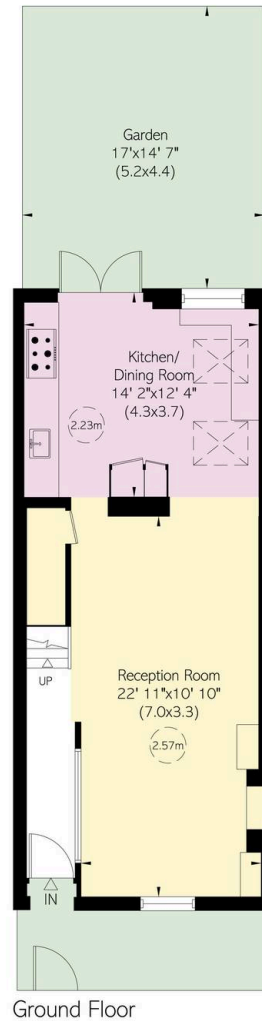
The Neighbourhood & Outdoor Spaces

The house benefits from a rear garden with a paved seating area. It also set back from the street by a fenced front garden.

Nutborne Street is a quiet residential road lined with picturesque properties. From here, both Queen's Park and Kensal Green stations are within walking distance. In addition, the restaurants and shops of Golborne Road are nearby, while the Grand Union Canal with its popular towpath is also close.

img 2

Outside Seating



Nutbourne Street, W10

**RUSSELL
SIMPSON**

Approximate Internal Area

1,163 sq ft/ 108 sq m

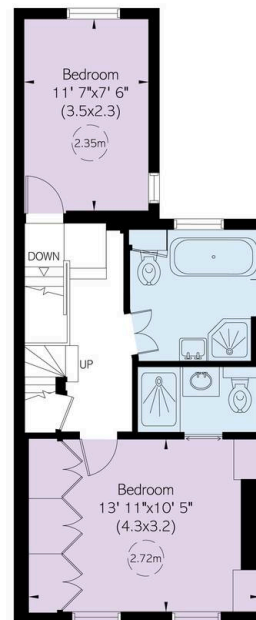
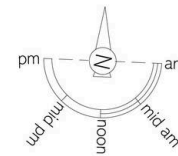
Including limited use area

134 sq ft/ 14 sq m

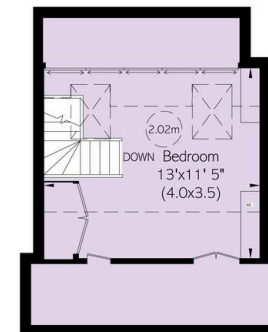
Outside Area

320 sq ft/ 30 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



First Floor



Second Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk